

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

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WARRANTY DEED

STATE OF FLORIDA
SUMPTER COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Sixty Thousand and no/100 Dollars (\$160,000.00)** and other good and valuable consideration to the undersigned grantor,

Jack D. Condra, a married man

in hand paid by the grantee,

Ronald Brett Gilliam

the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4A, according to the Resurvey of Lots 1, 2, 3, 4, 5, 6, 7 & 8 of Chase Plantation 3rd Sector, as recorded in Map Book 9, page 62, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land.**
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.**
- 5. Any mineral or mineral rights leased, granted or retained by current or prior owners.**
- 6. Taxes and assessments for the year 2015 and subsequent years and not yet due and payable.**
- 7. Easement(s) as shown by recorded map.**
- 8. Restrictions appearing of record in Misc. Volume 14, page 586; Volume 335, page 175; Volume 356, page 362; Real 11, page 336; Real; Real 165, page 231 and amended by Misc. Volume 17, page 550 and Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.**
- 9. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.**



20150408000111530 1/3 \$180.00
Shelby Cnty Judge of Probate, AL
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10. Easement recorded in Volume 335, page 158 in the Probate Office of Shelby County, Alabama.
11. Agreement with Alabama Power Company recorded in Instrument Real 16, page 228, in the Probate Office of Shelby County, Alabama.
12. Right of Way granted to Alabama Power Company by instrument recorded in Real 18, page 113 in the Probate Office of Shelby County, Alabama.

The above described property is not the homestead of the grantor or his spouse.

\$151,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantee, **Ronald Brett Gilliam** and his heirs, successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantee, his heirs, successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 1st day of April, 2015

WITNESS:



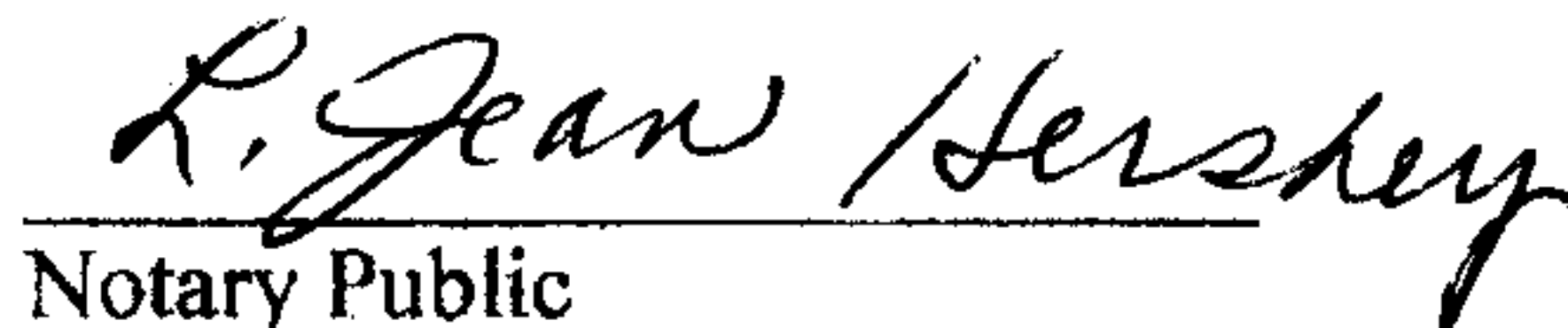

_____ **Jack D. Condra**

STATE OF FLORIDA
SUMPTER COUNTY

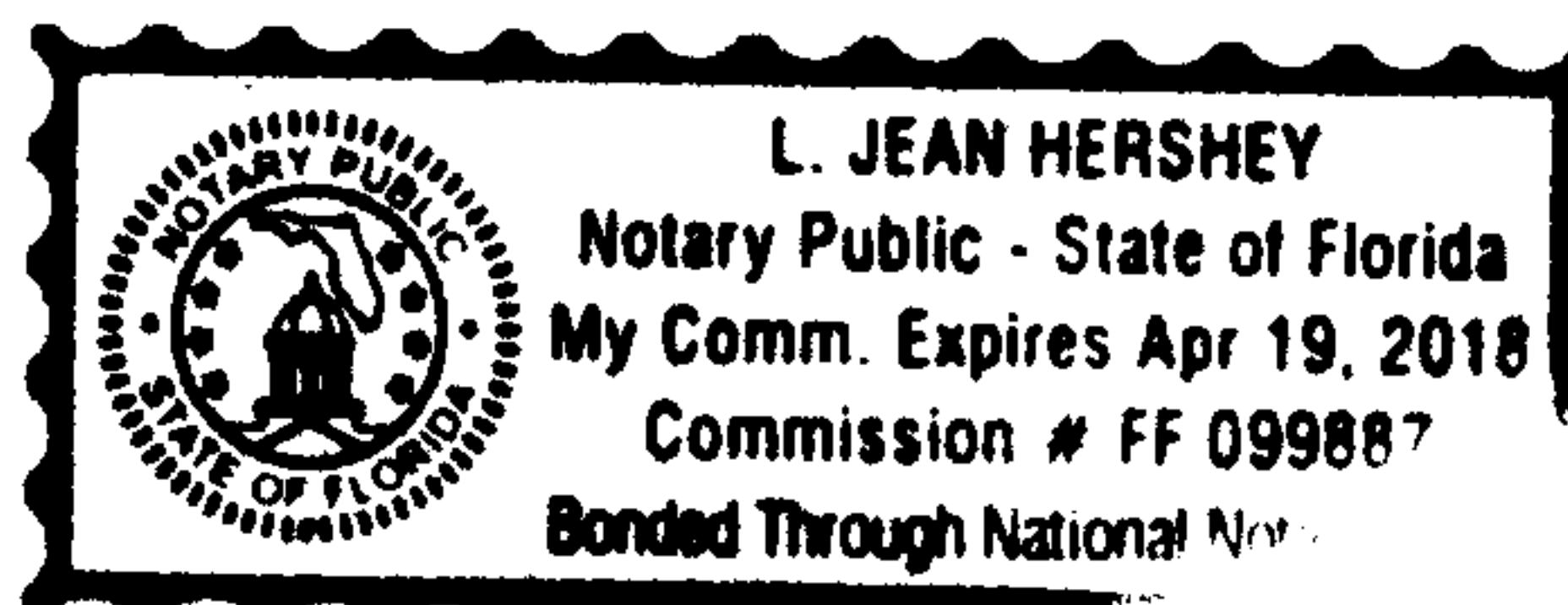

20150408000111530 2/3 \$180.00
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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jack D. Condra, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1st day of April, 2015.


_____ **L. Jean Hershey**
Notary Public

SEND TAX NOTICE TO:
Ronald Brett Gilliam
307 Chase Plantation Circle
Birmingham, Alabama 35244



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantors' Name: Jack D Condra

Mailing Address : 5072 Greystone Way
Birmingham, AL 35242

Grantees' Name: Ronald Brett Gilliam

Mailing Address: 307 Chase Plantation Circle
Birmingham, AL 35244

Property Address: 307 Chase Plantation Circle
Birmingham, AL 35244

Date of Transfer: April 3, 2015

Total Purchase Price \$160,000.00

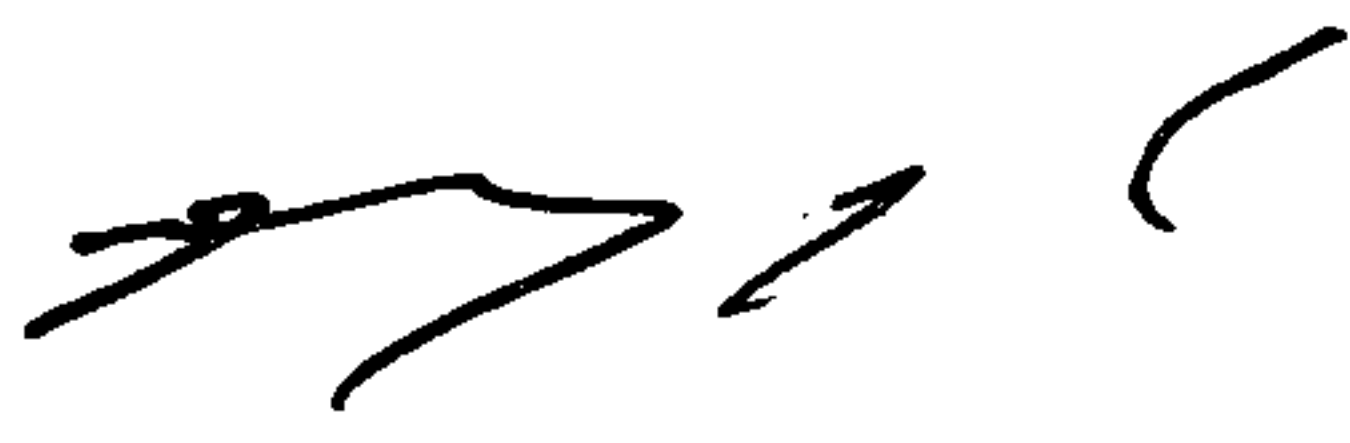
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required

- | | | |
|---|-------------------|-----------|
| | Bill of Sale | Appraisal |
| x | Sales Contract | Other |
| x | Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: April 3, 2015


 Sign _____
 verified by closing agent
 F. Wayne Keith Attorney

x

RT-1



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Shelby County, AL 04/08/2015
State of Alabama
Deed Tax:\$160.00